## EXHIBIT 3

## ACKNOWLEDGEMENT OF PURCHASE

of valuable, improved real estate, located on the Northeast side of Willis Derr Road near Feagaville, Frederick County, Maryland.

By virtue of the power and authority contained in a certain mortgage from Alfred G. Mackley und Barbara J. Mackley, his wife, to Key Federal Savings & Loan Association, dated August 17, 1973 and recorded in Liber 921, tolio 43, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will 1 offer for sale on:

## WEDNESDAY, AUGUST 14, 1974

AT 11:00 A.M.

at the Court House door, Frederick, Maryland, all the land described in said mortgage, together with improvements thereon, to

All that lot or parcel of land situate on the Northeast side of Willis Derr Road containing approximately three-quarters of an acre of land, more or less, said lot fronting 100 feet, mc. or less on Willis Derr Road. (Note: The property was originally conveyed in two parcels, the first parcel fronting 100 feet on Willis Derr Road, containing one-half acre of land, more or less, and the second parcel adjoining the first parcel and containing one-quarter acre of land, more or less.)

The improvements consist of a one-story frame dwelling containing seven rooms (living room, dining room, 3 bedrooms, family room, kitchen), bath, roofed patio, back porch, storage shed, hot water heating system fired by oil. Good location, well constructed building in good state of repair.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchase or purchasers on the day of sale, the balance to be paid upon ratification of sale by the court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

HOWARD R. STEPLER, JR. Assignee

EMMERT R. BOWLUS, Auctioneer

I do nereby acknowledge that I have
purchased the real estate described in the
advertisement attached hereto, at and for
the sum of <u>Twenty Six Thousand</u>
and xx/00Dollars
(\$ 26,000.00), the sum of Two Thousand
Six Hundred and xx/00
Dollars (\$ 2,600.00) having been paid this
date and the balance of <u>Twenty Three</u>
Thousand Four Hundred
and xx/00Dollars (\$ 23,400.00)
being due and payable at the time of final
settlement; and I do further covenant and
agree that I will comply with the terms
of sale as expressed in the advertisement
attached hereto. WITNESS my hand and seal
this 14th day of August, 1974.
Claux X. Day (SEAL)
Albert K. Ross
(SEAL)

Purchaser

Auctioneer WINTESS:

Emmert R. Bowlus

LAW OFFICES OF STEPLER AND STEPLER 18 WEST CHURCH STREET FREDERICK, MD. 21701 (301) 662-6304

Filed August 29,1974